



**PACIFIC**  
COMMERCIAL REALTY ADVISORS

# FOR SALE THE GATEWAY ICE CENTER

## Potential Showroom – Warehouse Property

2479 N. Marks Avenue Fresno, California



### Property Information

- Sale Price \$4,333,000
- ±3.62 acre parcel with building and parking
- ±4.88 acres excess land parcel (for expansion)
- Zoned CG-Commercial General
- APN#'s 442-071-37  
442-071-49
- Building built in 1995
- ±40,950 Square Foot Building, currently operated as The Gateway Ice Center.
- Owner – User opportunity
- Excellent access to Fwy 99

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# FOR SALE

## THE GATEWAY ICE CENTER

### Potential Showroom – Warehouse Property

2479 N. Marks Avenue Fresno, California

## Property Information

- 2479 Marks Ave. in Fresno just north of Clinton
- Sale Price \$4,333,000
- ±3.62 acre parcel with building and parking
- ±4.88 acres excess land parcel (for expansion)
- Zoned CG-Commercial General
- APN#'s 442-071-37  
442-071-49
- Building built in 1995
- ±40,950 Square Foot Building, currently operated as The Gateway Ice Center with hockey/skating rink, lockers, snack bar, equipment storage and apparel room
- RS – 4 Zoning on the excess land, allows for 5 to 8 residential units/acres. “Medium-Low Density Residential”
- Current Lease is month to month, so this is an excellent Owner-User opportunity.



**CG – Commercial – General.** The CG district is intended to accommodate a range of retail and service uses that are not appropriate in other areas because of higher volumes of vehicle traffic and potential impacts of uses. Examples of allowable uses include: building materials, storage facilities with active storefronts, equipment rental, wholesale businesses, and specialized retail not normally found in shopping centers. The focus of district development standards is to ensure structures fit into the surrounding development pattern and architectural or traffic conflicts are minimized.

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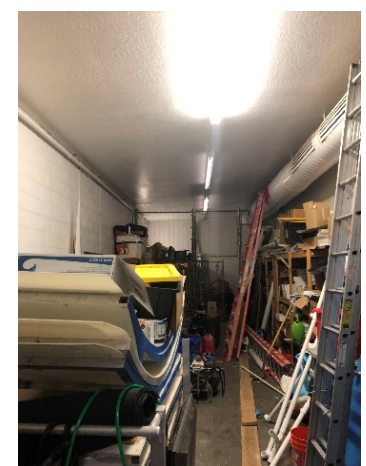
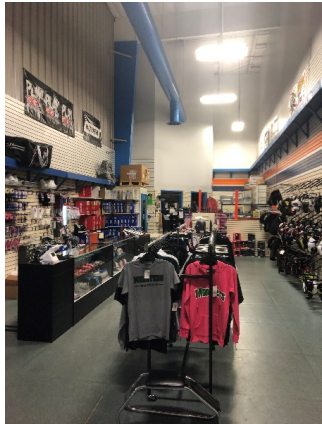


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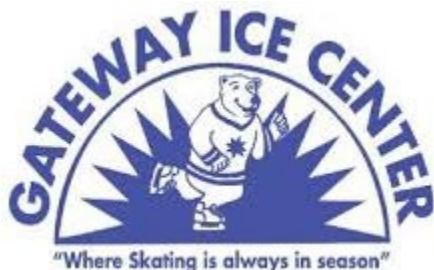
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**FOR SALE**

## **THE GATEWAY ICE CENTER**

Potential Showroom – Warehouse Property

2479 N. Marks Avenue Fresno, California



Serving the community of Fresno's Ice skating needs since 1995. The Gateway Ice center offers public Ice skating, skating lessons, birthday parties, youth hockey, adult hockey, broomball, figure skating, private rentals, special events, holiday shows, competitions, competitive skating and much more. All under one roof! This state of the art ice skating, family entertainment center is also a member of the USA Hockey, US Figure Skating and USIRA (US Ice Rink Associations) This is a fun, safe, clean environment that has seen Olympic figure skater and NHL hockey players. They all got their starts in a rinks all over the country just like this one. There are recreational programs involving figure skating and hockey for all ages and skill levels.



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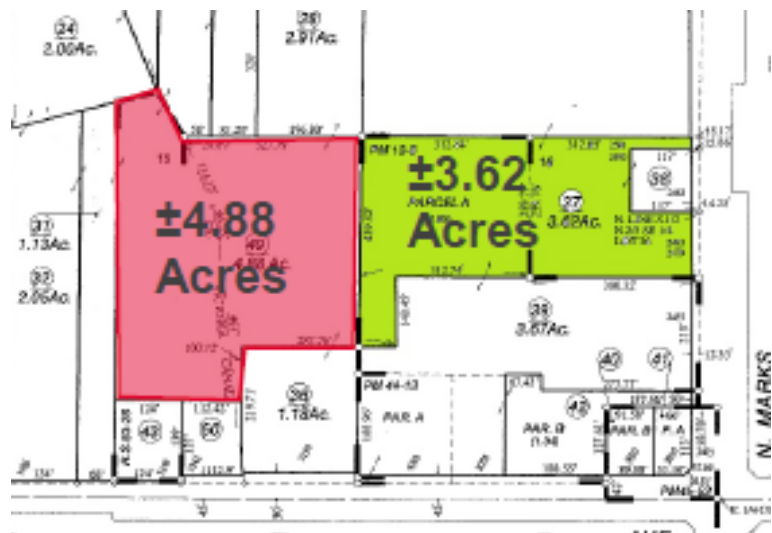


# FOR SALE

## THE GATEWAY ICE CENTER

### Potential Showroom – Warehouse Property

2479 N. Marks Avenue Fresno, California



APN #	Estimated Acreage	Current Zoning
442-071-37	±3.62	CG – Commercial – General
442-071-49	±4.88	MIXED - RS-4 CG – Commercial General

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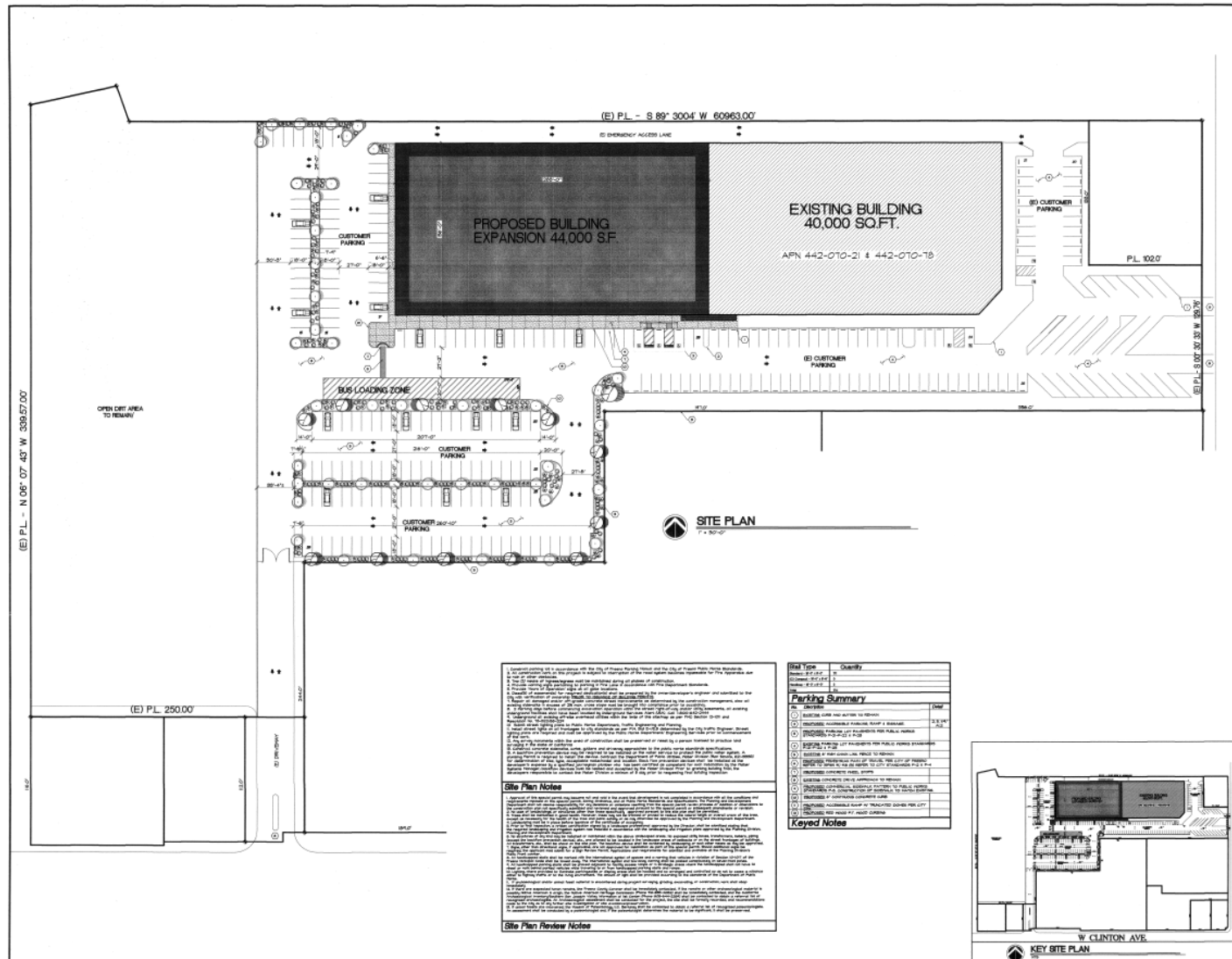
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For Expansion



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